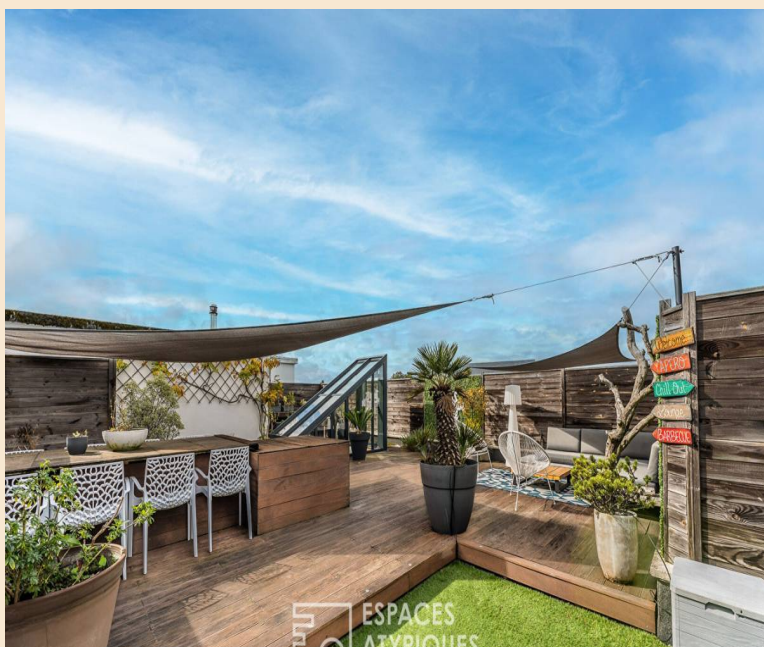


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## Loft with roof terrace on the edge of Plessis-Robinson

Clamart , Hauts-de-Seine , Paris Ile-de-France



# €650,000

inc. of agency fees

3 Beds 1 Baths 106.08 sqm 0.01 ha

In Clamart, on the edge of Plessis-Robinson, this 106.08 m<sup>2</sup> (Carrez law) loft is located on the second and top floor of a former office building, completely...

### At a Glance

Reference MFH-PARIS11552-C1

Near to Clamart

Price €650,000

Bed 3

Bath 1

Hab.Space 106.08 sqm

Land 0.01 ha

Pool No

Land Tax N/A

### Property Description

In Clamart, on the edge of Plessis-Robinson, this 106.08 m<sup>2</sup> (Carrez law) loft is located on the second and top floor of a former office building, completely redeveloped into contemporary living spaces. Space, light, and functionality blend harmoniously, while a spectacular 100 m<sup>2</sup> rooftop terrace, divided into several living areas, extends the open-air architectural experience.

The entrance leads to a vast living room of approximately 50 m<sup>2</sup>, bathed in light and enhanced by high ceilings. On one side, an open-plan kitchen with clean lines is arranged around a welcoming central island facing the dining area. On the other, a slightly raised level houses the living room, structured around a wood-burning stove, creating a warm and intimate atmosphere. A central metal staircase leads to the rooftop terrace currently under renovation: a veritable hanging garden offering several settings: a dining area, a summer lounge, a solarium, and a green setting, ideal for relaxing or entertaining.

The perfectly separate sleeping area consists of a master bedroom with a private shower room, a second bedroom, a separate bathroom, and an additional room, currently used as an office and dressing room. A laundry room and a separate toilet complete the amenities of this living space designed for everyday comfort.

This loft seduces with its generous volumes, its omnipresent light, and its exceptional rooftop terrace that extends indoor living to the outdoors. A rare property, designed for those seeking a living space that is structured, elegant, and resolutely focused on space.

Tram: Béclère Hospital (T6 and T10) 5 min walk - 15 minutes to Châtillon-Montrouge (Metro 13)

School Map

Plaine Sud Nursery and Elementary School

Les Petits Ponts Middle School

ENERGY CLASS: F / CLIMATE CLASS: C

Estimated average annual energy costs for standard use, based on average energy prices indexed for 2021, 2022, and 2023: between euros2,520 and euros3,460.

Information on the risks to which this property is exposed is available on the Géorisques website:

- +33 7 85 61 67 26 - EI - RSAC (Registered Trade and Companies Register): - Versailles.

Condominiums of 35 units (No proceedings in progress).

Annual expenses : 2832 euros.

Summary

Property type:	Apartment
Bedrooms:	3
Bathrooms	1
Price	€650,000

Key Information

Internal Area:	106.08 sqm
Land Area:	0.01 ha

Location: Paris Ile-de-France



## Gallery









As Featured in

THE SUNDAY TIMES A Place in the Sun France The Sunday Telegraph THE GOOD property GUIDE Daily Mail Yorkshire Post FRENCH PROPERTY NEWS

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You would have already been informed about the property taxes and legal fees (that incl. the stamp duty).

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For more information take a look at our **buying guide**, our **french mortgage** and **euro currency exchange** pages.

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**C. BAUER – Sunday Times**



Our French property purchase and move to France were made so easy with the help and assistance of my-french-house.com. They are a committed and professional business – we highly recommend them.

**S. and L. BROWN**



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